

Notice of Public Hearing
Proposed South Gateway Tax Increment Financing Redevelopment
Project Area, Village of Long Grove, Lake County, Illinois

Notice is hereby given that on the 15TH day of December 2020, at 7:00 P.M. at Village Hall, 3110 Old McHenry Rd, Long Grove, IL 60047, a public hearing will be held to consider the possible approval of the redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") for, and the designation of, the South Gateway Tax Increment Financing Redevelopment Project Area of the Village of Long Grove (the "*Redevelopment Project Area*") and the adoption of tax increment allocation financing therefor.

The Project Area generally includes parcels located in an area which includes developed and undeveloped parcels on the east and west sides of IL Route 53 at the southern boundary of the Village near Lake Cook Road. The project area also includes rights-of-way and other public property, including property acquired by the State of Illinois Department of Transportation for the purpose of future extension of Route 53 north of Lake Cook Road. (See link to map below for exact boundary.) The Redevelopment Project Area consists of the territory legally described as follows:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36 ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND PART OF SECTION 1 AND SECTION 2 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36 WITH THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST LINE OF OLD HICKS ROAD TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE BEING THE EAST RIGHT OF WAY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT THE RECORDER OF DEEDS FOR LAKE COUNTY, ILLINOIS, NOVEMBER 16, 1993 AS DOCUMENT NUMBER 3435170; THENCE SOUTH ALONG LAST SAID WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 (CENTERLINE OF FAP 432) PER DOCUMENT NUMBER 1508620; THENCE SOUTHEASTERLY ALONG LAST SAID LINE BEING 150,00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE EAST ALONG LAST SAID SOUTH LINE, AND EXTENSION THEREOF, TO THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST OF OLD HICKS ROAD TO THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN MENARD'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6191684; THENCE SOUHWESTERLY AND SOUTHERLY ALONG LAST SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 8 TO THE SOUTH LINE OF SAID LOT 8; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF LOT 8 AND LOT 7 TO THE NORTHEAST

CORNER OF LOT 6 IN SAID MENARD'S SUBDIVISION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 6 BEING ALSO THE NORTH LINE OF LOTS 2, 3 AND 5 IN SAID MENARD'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF LAKE COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE COOK ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF ILLINOIS ROUTE 53; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE WEST ALONG LAST SAID SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO NORTH LINE OF THE SOUTH 16.5 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE WEST LINE OF ILLINOIS ROUTE 53; THENCE NORTH ALONG THE WEST LINE OF ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35. THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

A depiction of the Redevelopment Project Area can be found at https://www.longgroveil.gov/sites/default/files/fileattachments/economic_development/page/3641/south_gateway_tif_boundary_map_studyarea_updated_9.24.2020.pdf.

The proposed Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk at Village Hall, 3110 Old McHenry Rd. Pursuant to the proposed Redevelopment Plan and Project, the Village proposes to facilitate redevelopment of the Redevelopment Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs and interest costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan and Project proposes to provide assistance for commercial and industrial facilities by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including streetscape enhancements, water and sewer improvements, street lighting and landscaping, the execution of one or more redevelopment agreements, and the payment of financing and interest costs. Information regarding the proposed

Redevelopment Project Area can also be found at the Village website [www.longgroveil.gov].

At the Public Hearing, any interested persons will be given an opportunity to be heard regarding the proposed Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the Adoption of Tax Increment Financing. Prior to the date of the hearing, all interested persons may submit written comments to the Village, to the attention of the Village Clerk 3110 Old McHenry Rd.

Due to the statewide disaster declaration relating to the COVID-19 pandemic as declared by Governor J.B. Pritzker (the “**Gubernatorial Declaration**”), members of the public are encouraged to attend the public hearing by virtual means. Members of the public may attend the hearing either by web access or telephone using the information below:

Web Access (via Zoom) or telephonic access:

Join the meeting from your computer, tablet, or smartphone:

<https://zoom.us/j/390432717?pwd=NmZKTUYvRE9WSFU5TjE3RWxuS1JJUT09>

1 312 626 6799 US (Chicago)

Meeting ID: 390 432 717

Passcode: 132435

Find your local number: <https://zoom.us/u/aeCxCY849S>

If the Governor **extends or re-declares** the Gubernatorial Declaration through at least December 15, 2020, then it is anticipated that the Long Grove Village Hall **will not be open** to the public during the hearing, and the hearing will be conducted entirely by virtual means as specified above (a “**Virtual Meeting**”). The agenda for the December 15, 2020 meeting (the “**Meeting Agenda**”) will set forth whether the meeting will be an exclusively Virtual Meeting or whether (as well as to what extent and under what conditions) the Long Grove Village Hall will be open to the public for the hearing.

Alternatively, if the Governor **does not extend or re-declare** the Gubernatorial Declaration through at least December 15, 2020, then the hearing will be conducted at the Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, Illinois 60047. Under such circumstances, members of the public may attend and participate in the hearing either in person at the Long Grove Village Hall **or** by virtual means as specified above. The Meeting Agenda will set forth to what extent and under what conditions members of the public may be physically present at the Long Grove Village Hall consistent with public health protocols relating to the COVID-19 pandemic.

The hearing may be adjourned by the Village President and Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Village of Long Grove